



## 88 Collards Close, Freshwater, PO40 9JW

£260,000

Council Tax Band: C

Tenure: Freehold



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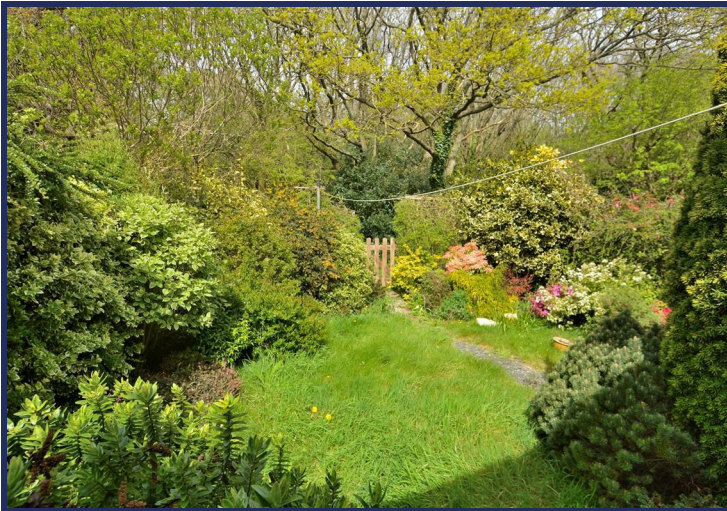
- CHAIN FREE
- Semi Detached
- Excellent First Time Buy
- Driveway
- Private Rear Garden

- 2 Bedrooms
- Potential to Modernise
- Utility
- Garage
- Close to Village Amenities

This CHAIN FREE semi detached 2 bedroom home would make an excellent first time buy and has plenty of potential to modernise in your own taste and style. The property has a light and airy feel with two bedrooms, lounge diner, kitchen, utility and bathroom giving plenty of space whilst remaining low maintenance. This home also benefits from a driveway, garage and a private rear garden.

Collards Close is located close to the centre of the village with connecting footpaths to Golden Ridge and Longhalves Lane, so can be considered quite accessible for walks into the village.

The village of Freshwater has a number of amenities on offer including a multitude of locally run shops and businesses, such as; butcher, grocer, fishmonger, salons, cafes, pubs, veterinarian, dentist, chemist, library, primary school, a health & leisure centre and much more! There are bus transport links to Totland, the town of Yarmouth (with further ferry links to Lymington) and the Islands capital Newport. Three of the Island's stunning beaches are also within a 3 mile radius of the village, namely Totland Bay, Colwell Bay and Freshwater Bay.



## Double Glazed Obscure Door To:

### Entrance Hall

Stairs off, radiator, door to:

### Lounge Diner

24'10 x 11'11 max widest point 7'11 min

Double glazed bay style window to front, double glazed patio door to rear, fireplace, under stairs cupboard, x2 radiators, door to:

### Kitchen

10'02 x 6'11

Double glazed window to rear, range of wall and floor mounted units with work surface over, space for cooker, stainless steel sink unit with mixer tap over, opening to:

### Utility

8'08 x 7'02 max though irregular shape

Double glazed obscure window to side, double glazed window to rear, double glazed external door to rear accessing garden, space for fridge freezer, space for washing machine, space for tumble dryer, radiator.

### Stair To:

### Landing

Double glazed window to side, built in airing cupboard housing hot water tank with fitted immersion heater, doors of.

### Bedroom 1

15'04 x 11'05

x2 Double glazed windows to front, built in wardrobe, built in over stairs cupboard, x 2 radiators.

### Bedroom 2

10'00 x 8'11

Double glazed window to rear, radiator.

### Bathroom

6'00 x 5'07

Double glazed obscure window to rear, low level WC, shower cubicle with mains shower, pedestal hand wash basin with hot and cold tap, radiator.

### Outside

To the front of the property is a small lawn area bordered by flower beds with mature shrubs at the front. There is gated side access to the left of the property where a concrete path leads to the rear garden. The left hand boundary is made up of fencing.

The rear garden is mostly laid to lawn, with a small patio accessed from the dining room patio doors. There is a range of mature shrubs, bushes and plants housed in flower beds following the border of the plot. The rear boundary is fenced with a timber gate and the right hand boundary is also fenced.

The garden is ideal for those who want low maintenance.

### Parking

There is driveway parking to the front of the property



### Garage

Up and over door, power and light, wall mounted boiler for heating.

### Council Tax

Band C - Please contact the Isle of Wight County Council for more information.

### Tenure & Charges

Freehold

### Services

Unconfirmed mains drainage, mains water, mains electric, mains gas.

Broadband Delivery: Copper ADSL (Wired) ASSUMED

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 18Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE (likely), Three (likely), O2 (likely), Vodafone (likely).

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

### Construction

The property is believed to be of Standard Construction, though is not confirmed. Further inspection by a qualified surveyor at the buyers appointment is advisable.

### Additional Info

Flooding: According to the Gov webpage the area around 88 Collards Close is considered to be at High Risk of surface water flooding. High risk means that this area has a chance of flooding of greater than 3.3% each year. However there is no evidence we and the executors have been made aware of to suggest 88 Collards has suffered from flood damage.

Please note that this is an executor sale so not all information is readily available to us.

### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.




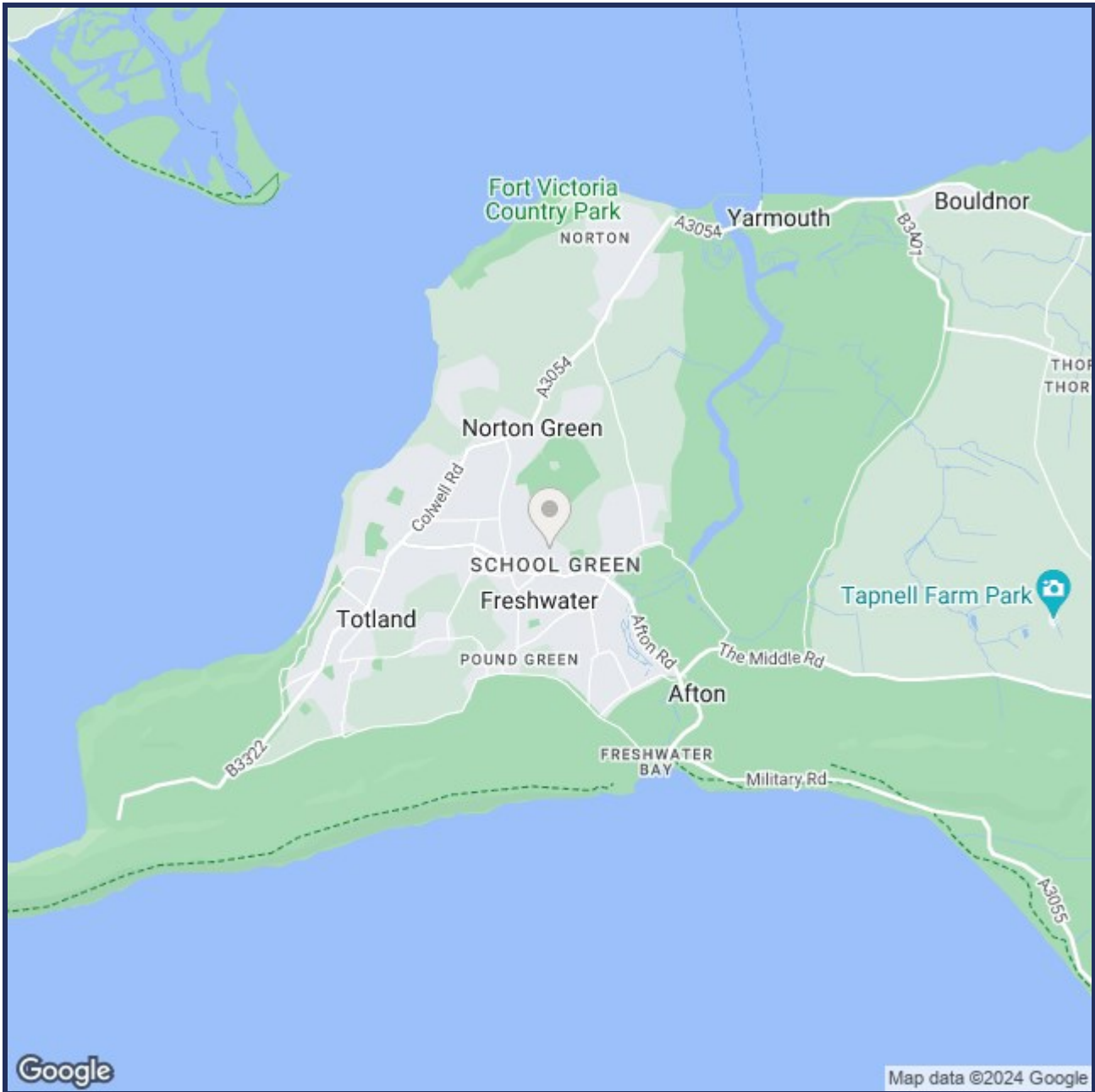
TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.



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